

APPENDIX IV

PRIOR R-6 RESIDENTIAL & CONGREGATE CARE DISTRICT

H. R-6 RESIDENTIAL AND CONGREGATE CARE DISTRICT

The R-6 District is intended to provide for medium density residential uses incorporating large natural open spaces. Such a district is characterized by its transitional location adjacent to both lower density single-family residential uses and higher density research assembly uses. This district is intended to attract the user who desires a low-maintenance residential lifestyle while still having the benefits of proximity to spacious, natural surroundings. Accordingly, this district should be located next to major wetlands or park properties, or other open space.

1. General Requirements

- a. **Subject Properties** - Properties subject to this classification shall be those parcels that are: (i) 50 acres or more; (ii) encumbered by a minimum of three (3) acres of protected wetlands; and (iii) containing or contiguous to a proposed or existing public park or forest preserve containing thirty (30) or more acres. Such public park or forest preserve can either be in existence prior to development or be dedicated (or donated) and developed as part of the development.
- b. **Site Plan Approval Required for Conditional Permitted Uses** -For all conditional permitted uses allowed hereunder, the development and construction of such conditional uses shall be in accordance with a specific site plan which has been approved by the Board of Trustees (the Board, in its discretion, may first refer the site plan to the Plan Commission for its recommendation prior to Board approval). Such site plan shall include, among other things, the layout and design of the buildings, building heights, sign requirements, fence requirements, landscaping requirements, open space requirements, a layout of road networks and other utilities, and parking requirements. Such site plan shall not be limited to the above requirements, but shall include all aspects of development of the subject property.

2. PERMITTED USES

- a. Single family detached dwellings.
- b. Public parks, playgrounds and forest preserves.
- c. Accessory uses (customarily incidental to the above permitted uses - including but not limited to home occupations, off street parking and off street loading facilities).

3. CONDITIONAL PERMITTED USES

- a. Outdoor recreational uses (other than public parks) as approved by the Board of Trustees after receiving the report and recommendation of the Plan Commission, but not including gun clubs and other uses requiring lighting for outdoor recreational use.
- b. Planned developments
 - (1) **Land Area** - A tract that is developed under unified ownership or control, having an area of not less than 50 acres, except one half of the right of way of streets adjoining the tract may be included in the required land area. For purposes of this Section, the term develop shall be construed to mean the creation of the subdivision or subdivisions including the installation of all public utilities, and if a congregate care facility is to be developed on the subject site, it shall also be construed to include the construction of such facility. Nothing herein shall restrict the sale of individual lots or parcels to a builder for the construction of individual dwelling units for townhouse buildings.
 - (2) **Permitted Uses for Planned Developments**
 - (a) All permitted and conditional permitted uses allowed in this district.
 - (b) Single family semi-detached and attached dwellings when located in an area not more than 30 percent of the total area of the planned development (including any land donated for public parks or forest preserves).
 - (c) Congregate care facilities when located in an area not more than 30 percent of the total area of the planned development. For the purposes of this district, a congregate care facility shall include living units for independent, healthy retirees, assisted living for elderly adults who require limited supervision in performing daily activities or attention to medical needs, and licensed nursing facilities. The term congregate care facility shall be construed to exclude nursing homes. A mixed use congregate care facility and the allowable percentages of the various types of living units shall be as approved by the Board of Trustees.
 - (3) **Maximum Gross Density**

- (a) For single family detached dwellings, as approved by the Board of Trustees after receiving the recommendation of the Plan Commission.
- (b) For semi-detached and attached dwellings 1.3 dwelling units per acre of the planned development, including any acreage dedicated, donated or sold for a public park or forest preserve.
- (c) For congregate care facilities, 6 dwelling units per acre (including staff dwelling units, if any) in the planned development, including any acreage dedicated, donated or sold for a public park or forest preserve.

(4) **Lot Width and Lot Area**

As approved by the Board of Trustees after receiving the recommendation of the Plan Commission.

(5) **Yards and Distance Between Dwellings**

As approved by the Board of Trustees after receiving the recommendation of the Plan Commission.

(6) **Building Height**

- (a) For single family detached dwellings not more than two and one-half (2 1/2) stories or 30 feet, whichever is lower.
- (b) For semi-detached and attached dwellings not more than two and one-half (2 1/2) stories or 30 feet, whichever is lower.
- (c) For congregate care facilities not more than three and one-half (3 1/2) stories or 45 feet, whichever is lower.

(7) **Open Space**

Green space unencumbered by buildings or impervious surfaces (including parking areas and driveways) shall be provided in an amount not less than eighty-five (85) percent of the total area of the planned development, including any lands dedicated, donated or sold for a public park or forest preserve. For purposes of this Section, "green space" shall consist of landscaped areas in accordance with the provisions of Section VIII,B,2,i of this Ordinance and/or any public parks or forest preserves which are dedicated, donated or sold as part of the planned development, and such green space must be in addition to all required building setbacks and yards, except as otherwise approved by the Board of Trustees.

4. **LOT AREA**

Single-family detached dwellings - shall not be less than 20,000 square feet, unless otherwise permitted under a planned development within this district. In addition, as approved by the Board of Trustees after receiving the recommendation of the Plan Commission, lots of a lesser size will be permitted if the total number of lots does not exceed the number which would be possible if all lots were not less than 20,000 square feet in area and, further, if the reduction in size is not more than 25%.

5. **LOT WIDTH**

Single-family detached dwellings - not less than 100 feet, except as herein otherwise regulated for planned developments in this district.

6. **FLOOR AREA RATIO**

Not to exceed 0.20 per single family detached residential lot.

7. **BUILDING HEIGHT**

Single-family detached dwellings - not more than two and one-half (2 1/2) stories or 30 feet, whichever is lower.

8. **YARDS**

Except as may be herein required, yards shall be provided in accordance with the following regulations:

- a. **Front Yard** - not less than 30 feet in depth
- b. **Side Yards**

Two side yards - each side yard shall have a width of not less than 17 feet, except on corner lots, the side yard adjoining a street shall be not less than 30 feet in width.

- c. **Rear Yard** - not less than 50 feet in depth.

9. **OFF-STREET PARKING AND OFF-STREET LOADING**

In accordance with applicable regulations herein set forth in Section IX of this Ordinance.

(Section VI.H. Added by A-454-8-90)

